

088.0

0001

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

556,200 / 556,200

USE VALUE:

556,200 / 556,200

ASSESSED:

556,200 / 556,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		VISTA CIR, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MC DERMOTT JOHN D	
Owner 2:		
Owner 3:		

Street 1:	19 VISTA CIR
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,667 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 868 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6667		Sq. Ft.	Site		0	70.	0.93	5									434,008						434,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										55629
										GIS Ref
										GIS Ref
										Insp Date
										09/19/18

PREVIOUS ASSESSMENT										Parcel ID	088.0-0001-0021.0		!7140!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	101	FV	122,300	0	6,667.	434,000	556,300	556,300	Year End Roll	12/18/2019				
2019	101	FV	104,600	0	6,667.	440,200	544,800	544,800	Year End Roll	1/3/2019				
2018	101	FV	104,600	0	6,667.	328,600	433,200	433,200	Year End Roll	12/20/2017				
2017	101	FV	104,600	0	6,667.	297,600	402,200	402,200	Year End Roll	1/3/2017				
2016	101	FV	104,600	0	6,667.	285,200	389,800	389,800	Year End	1/4/2016				
2015	101	FV	104,100	0	6,667.	241,800	345,900	345,900	Year End Roll	12/11/2014				
2014	101	FV	104,100	0	6,667.	229,400	333,500	333,500	Year End Roll	12/16/2013				
2013	101	FV	104,100	0	6,667.	218,200	322,300	322,300		12/13/2012				

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALL ARLENE	27027-301		1/30/1997		148,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/21/1992	323		100					DEMOLISH SHED	9/19/2018	MEAS&NOTICE	CC	Chris C
									4/27/2009	Measured	372	PATRIOT
									4/29/2000	Inspected	264	PATRIOT
									1/19/2000	Mailer Sent		
									1/19/2000	Measured	277	PATRIOT
									8/7/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch				Full Bath: 1	Rating: Average													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:													
Foundation: 6 - Slab				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall: 3 - Aluminum	15%			OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color: WHITE				A Kits:	Rating:													
View / Desir:				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average. (-)				CONDOS INFORMATION														
Year Blt: 1951	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdict:	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:				1	5	3				
Sec Int Wall:		%		Economic:		%		Additions:										
Partition: T - Typical				Special:		%		Kitchen:										
Prim Floors: 3 - Hardwood				Override:		%		Baths:										
Sec Floors:		%		Total:	18.6 %			Plumbing:										
Bsmnt Flr:				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 95.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.35000002				General:										
Electric: 3 - Typical				Const Adj.: 0.97010303				Totals										
Insulation: 2 - Typical				Adj \$ / SQ: 124.416				1	5	3								
Int vs Ext:				Other Features: 55000														
Heat Fuel: 3 - Electric				Grade Factor: 0.90														
Heat Type: 13 - Radiant Elec				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 150116														
% Com Wall		% Sprinkled:		Depreciation: 27922				Juris. Factor:		Before Depr: 111.97								
				Depreciated Total: 122195				Special Features: 0		Val/Su Net: 132.54								
								Final Total: 122200		Val/Su SzAd: 140.78								
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:												
Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 088.0-0001-0021.0								IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	1	14X8	A	AV	1960	0.00	T	40	101						
More: N	Total Yard Items:					Total Special Features:								Total:				